



01-0-1096

City Council
Atlanta, Georgia

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-01-39
8-9-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:


SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at 19 Weatherby Street, S.E. be changed from the R-5 (Two-Family Residential) District to RG-3-C (Residential General-Sector 3-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 13 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditional hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

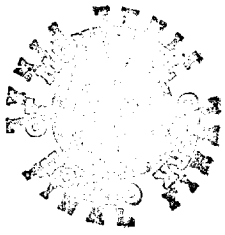
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Deputy Clerk

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

DEC 03, 2001
DEC 12, 2001



Conditions for Z-01-39

1. The site plan titled, "Proposed Site Plan", by Rowhouse Architects, Inc., dated June 10, 2001, stamped as approved by the Bureau of Planning on June 12, 2001.
2. The street frontage between the private driveway and Weatherby Street/Boulevard Drive shall be landscaped with an earth berm at least 2-feet high, a wooden wall no greater than 4-feet high, and shrubbery along the street side of the wooden wall.
3. A tree shall be planted in each of the islands between the driveways to the townhome units along Weatherby Street/Boulevard Drive.

PROPOSED SITE PLAN

ZONING EXISTING:

R-5
LAND LOT 13, 14TH DISTRICT FULTON COUNTY
(PARCELS TO BE REZONED RG-3)

PROPOSED BUILDINGS:

3 STORIES HIGH OVER PARKING
(APPROXIMATE 50 FEET)
2 STORIES HIGH OVER PARKING
(APPROXIMATE 35 FEET)

TOTAL SQUARE FOOTAGE 86000 SF
APPROXIMATE 88 RESIDENTIAL UNITS

PROJECT COMPLIANCE FAR

PROPOSED ZONING FOR PROJECT
FLOOR AREA RESIDENTIAL

PROPOSED TOTAL FLOOR AREA

86000 SF
RESIDENTIAL, ALLOWABLE AT 200 FAR

PROJECT COMPLIANCE TOSR

TOTAL SITE SF

86000 SF

TOTAL UNCOVERED OPEN SPACE

124940 SF

TOTAL SITE SF

124940 SF

BUILDING FOOTPRINTS
(2, 3 AND 4 STORIES HIGH)

33000 SF

TOTAL OPEN SPACE

91440 SF

91440 SF / 124940 SF = .73

PROJECT COMPLIANCE UOSR

TOTAL SITE SF

124940 SF

40 USEABLE OPEN SPACE REQUIRED

34000 SF

TOTAL PARKING AREAS/SPACES

33000 SF

TOTAL BUILDING FOOTPRINT

46000 SF

TOTAL

USEABLE OPEN SPACE

86000 SF / 124940 SF = .69

PROJECT COMPLIANCE PARKING

EXTERIOR PARKING SPACES

88 SPACES

COVERED PARKING SPACES

88 SPACES

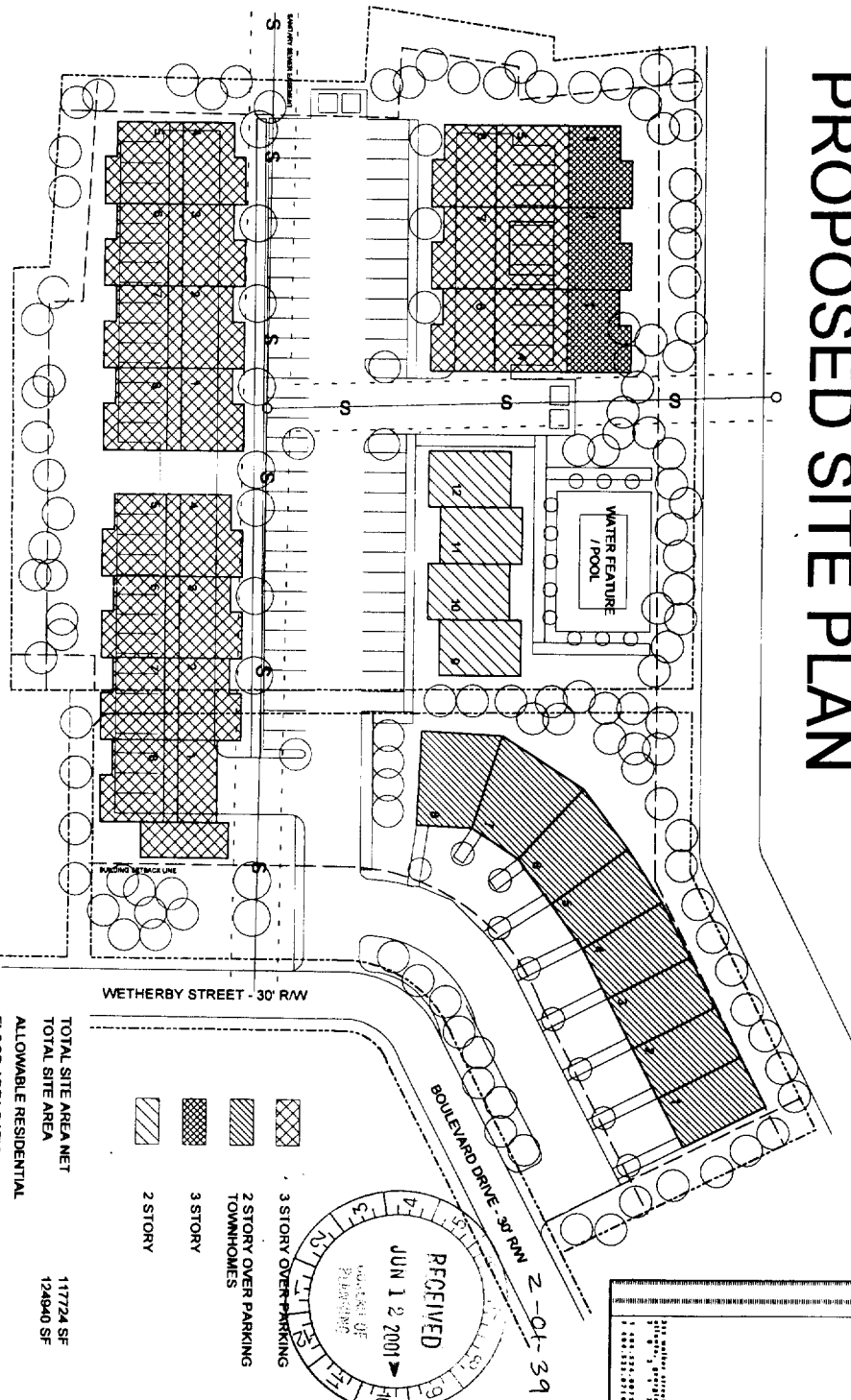
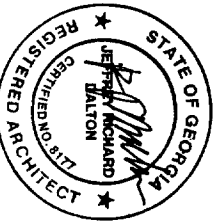
TOTAL PARKING SPACES

176 SPACES

PARKING BREAKDOWN

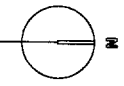
RESIDENTIAL
(88 SPACES PER UNIT)

88 UNITS
88 SPACES
REQUIRED



TOTAL SITE AREA NET	117724 SF
TOTAL SITE AREA	124940 SF
ALLOWABLE RESIDENTIAL	
FLOOR AREA RATIO	.696
TOTAL OPEN SPACE	.69
USEABLE OPEN SPACE	.40
PARKING SPACES PER DWELLING UNIT	.99
88 UNITS	114 SPACES

GRAPHIC SCALE



PROPOSED REYNOLDS DEVELOPMENT

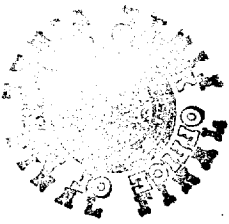
CITY OF ATLANTA, FULTON COUNTY GEORGIA
OWNER: COMMERCIAL REALTY CONCEPTS, LLC

SHEET TITLE
SITE PLAN

DATE
JUNE 10, 2001

SHEET NUMBER
21.0

© 2001 COMMERCIAL REALTY CONCEPTS, LLC



LEGAL DESCRIPTION - EAST PARCEL

ALL that tract of parcel lying and being in Land Lot 13 of the 14th Land District of Fulton County, Georgia, and being Lots 47, 48, 49, 50, 51, 52, and 53 of the Subdivision of the William M. Hunt Property, recorded in Plat Book 7, page 136, and being more particularly described as follows:

4 COMMENCING at the point formed by the intersection of the northern Right-of-Way of Wylie Street, a 40' R/W, and the western Right-of-Way of Wetherby Street, a 30' R/W;

THENCE running along the western Right-of-Way of Wetherby Street for 130.00' to an iron pin set at the southeast corner of Lot 47 and the POINT OF BEGINNING; THENCE departing the Right-of-Way and running along the south line of Lot 47, the north line of a 10' wide alley, N 89° 45' 59" W for 99.00' to an iron pin set;

THENCE running along the southwest line of the Lot, N 44° 29' 35" W for 7.04' to an iron pin set;

THENCE running along the west lines of Lots 47, 48, 49, and 50, the east line of a 10' alley, N 00° 46' 49" E for 250.31' to an iron pin set;

THENCE running along the northwest line of Lot 50, N 45° 25' 18" E for 7.12' to an iron pin set;

THENCE running along the north line of Lot 50, the south line of a 10' wide alley, S 89° 56' 14" E for 68.00' to an iron pin set;

THENCE running along the northwest line of Lots 51, 52, and 53, the southeast line of a 10' alley, N 63° 46' 32" E for 122.30' to an iron pin set at the northeast corner of Lot 53;

THENCE running along the east line of Lot 53, S 26° 45' 05" E for 120.03' to an iron pin found on the northwestern Right-of-Way of Wetherby Street;

THENCE running along the northwestern Right-of-Way, S 63° 02' 29" W for 121.83' to an iron pin set;

THENCE continuing along the Right-of-Way southwesterly following the curvature to the left an arc distance of 55.03' to an iron pin set, said arc having a radius of 50.14' and subtending a chord bearing S 31° 35' 47" W for 52.31';

THENCE continuing along the now western Right-of-Way, S 00° 09' 05" W for 107.71' to an iron pin set and the POINT OF BEGINNING.

SAID tract containing 41,737 square feet or 0.9582 acres.

LEGAL DESCRIPTION - WEST PARCEL

ALL that tract of parcel lying and being in Land Lot 13 of the 14th Land District of Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the point formed by the intersection of the northern Right-of-Way of Wylie Street, a 40' R/W, and the western Right-of-Way of Wetherby Street, a 30' R/W;

THENCE running along the western Right-of-Way of Wetherby Street for 120.00' to a point at the southeastern corner of a 10' wide alley;

THENCE running along the south side of the 10' alley for 114.11' to an iron pin set and the POINT OF BEGINNING;

THENCE running S 00° 10' 34" E for 20.05' to a point;

THENCE running N 89° 57' 33" W for 174.00' to a point;

THENCE running N 00° 29' 27" E for 17.00' to a point;

THENCE running N 87° 09' 46" W for 82.00' to a point;

THENCE running N 00° 47' 01" E for 129.49' to an iron pin found;

THENCE running N 87° 00' 59" W for 32.00' to a point;

THENCE running N 08° 48' 10" E for 80.00' to a point;

THENCE running S 89° 12' 26" E for 10.00' to a point;

THENCE running N 06° 10' 43" W for 60.00' to an iron pin set on the southern side of Renfro Alley;

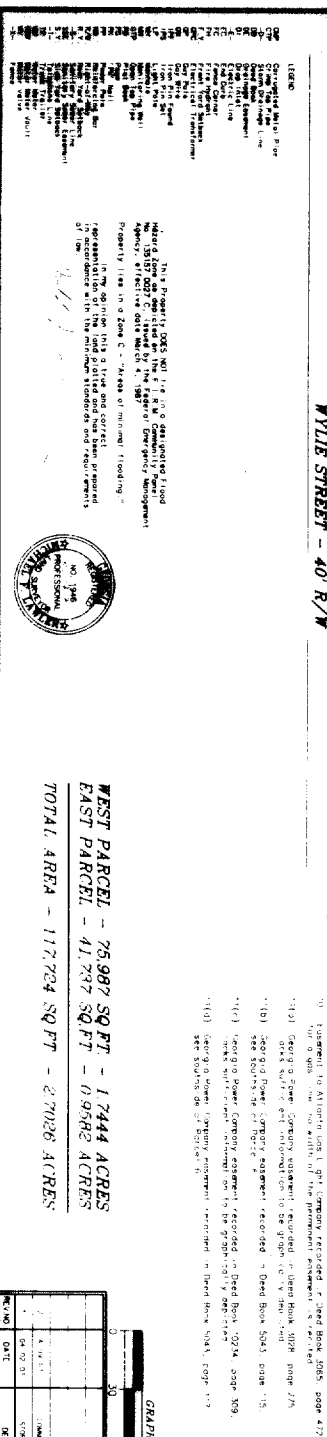
THENCE running along the southern side of the alley, N 89° 20' 20" E for 141.00' to an iron pin set;

THENCE continuing along the southern side of the alley, running S 89° 12' 48" E for 132.80' to a metal fence corner on the western side of a 10' alley;

THENCE running along the western side of the alley, S 00° 46' 49" W for 270.67' to an iron pin set and the POINT OF BEGINNING.

SAID tract containing 75,987 square feet or 1.7444 acres.

Z-01-39



Z-01-37

LOCATION MAP

RCS# 3351
12/03/01
8:58 PM

Atlanta City Council

Regular Session

MULTIPLE 1096; 1508; 1509; 1684; 1512; 1515; 1875
 1324; 1573; 1700; 1683
 ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 0

Y McCarty	NV Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
NV Bond	Y Morris	Y Maddox	NV Alexander
Y Winslow	NV Muller	Y Boazman	NV Pitts

CORRECTED COPY

MULTIPLE

01-0-1096

(Do Not Write Above This Line)

AN ORDINANCE

Z-01-39

BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-5 (TWO FAMILY RESIDENTIAL DISTRICT) TO THE RG-3 (RESIDENTIAL GENERAL-SECTOR 3) DISTRICT, PROPERTY LOCATED AT 19 WEATHERBY STREET, SE FRONTING 281.85 FEET ON THE NORTH-WESTERLY AND WESTERLY SIDE OF WEATHERBY STREET BEGINNING 130 FEET NORTH FROM THE NORTHWEST CORNER OF WYLIE STREET. DEPTH: VARIES. AREA: 2.7026 ACRES. LAND LOT 13, 14th DISTRICT, FULTON COUNTY, GEORGIA OWNER: COMMERCIAL REALTY CONCEPTS, LLC APPLICANT: SAME

BY: MITCHEL C. JAFFE

NPU: "N"

COUNCIL DISTRICT 5

ADOPTED BY
DEC 03 2001

COUNCIL

- ☐ **CONSENT REFER**
☒ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**

Date Referred 7/16/01

Referred To: ZRB & Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

First Reading

Committee

Date

Chair

Committee

Date

Chair

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED
DEC 3 2001

ATLANTA CITY COUNCIL PRESIDENT

Robert A. Parker

CERTIFIED
DEC 03 2001

Janet
DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

DEC 12 2001

WITHOUT SIGNATURE
BY OPERATION OF LAW